



**CITY OF
TUCSON**
ZONING
EXAMINER'S
OFFICE

Preliminary Report

March 27, 2015

Tucson Airport Authority, Inc.
7005 S. Plumer Avenue
Tucson, AZ 85756-6926

Mike Czechowski
City of Tucson
255 West Alameda Street, 4th Floor
Tucson, Arizona 85701

**SUBJECT: C15-14-05 Tucson Airport Authority Annexation 1
Original City Zoning
Public Hearing: March 19, 2015**

Dear Mr. Czechowski,

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules of Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C15-14-05 Tucson Airport Authority 1 Annexation District Original City Zoning. At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report (complete with background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) to the Mayor and Council shall be filed with the City Manager. A copy of that report can be obtained from either the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

SUMMARY OF FINDINGS

This is a request by the City of Tucson to establish original city zoning for an annexation district on approximately 1,944 acres of land, located southeast of the intersection of Hughes Access Road and Alvernon Way. The property consists of vacant undeveloped land. The annexation became effective on December 19, 2014. The annexation district consists of generally vacant with some static sand and gravel parcels. A total of ten parcels are associated with the annexation district, owned by Tucson Airport Authority Inc.

The creation of original city zoning upon annexation requires that zoning be translated from existing county zoning to the closest comparable city zoning designation. Existing Pima County zoning for the site is RH and CI-2. The closest comparable translation to City of Tucson zoning is RH and I-2. Establishment of original city zoning would also extend *Major Streets and Routes Plan (MS&RP)*, arterial street designations on Swan Road and Old Vail Connection Road, extension of the Tucson International Airport Environs Zone (AEZ), extension of the Environmental Resource Zone (ERZ), as well as any other applicable ordinances.

Current Pima County RH zoning allows rural residential density. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area. Current CI-2 Pima County zoning allows commercial, retail, general business, manufacturing and warehousing uses.

City of Tucson RH zoning, allows rural development in areas lacking facilities for urban development and to provide commercial and industrial development only where appropriate and necessary to serve the needs of the rural areas. City of Tucson I-2 zoning allows commercial, industrial, and manufacturing uses, and residential if restricted to caretakers residence, except for Resident Artisans in the Downtown Warehouse District.

To the north of the rezoning area is a sand and gravel pit and vacant land zoned Pima County CI-2. To the south are parcels zoned single family residential, zoned Pima County RH. To the east is vacant land and an unused gravel pit, zoned Pima County CI-2 and a correctional facility and vacant land zoned City of Tucson RH. To the west is vacant land zoned City of Tucson RH and I-2.

Within the City of Tucson, Swan Road and Old Vail Connection Road are identified as arterial streets on the City of Tucson *Major Streets and Routes Plan* map, with a right-of-way of 150 feet. Therefore, the Original City Zoning designation of that portion of Swan Road and Old Vail Connection Road lying within the annexation district extends the *Major Streets and Routes Plan* designation for Swan Road and Old Vail Connection Road.

The annexation site is within the boundaries of *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request to establish original City zone from Pima County RH and CI-2 to City of Tucson RH and 1-2 is consistent with *Plan Tucson* direction, which recognizes that the long-term prosperity and vitality of the city is focused on positive infrastructure expansion, and providing for a rational pattern of land development. *Plan Tucson* identifies the area as potential annexation land and supports the existing industrial zoning pattern as part of the Tucson International Airport industrial complex and associated industrial uses, while supporting a rural residential zoning pattern south of the Old Vail Connection Road alignment. *Plan Tucson* supports future development of the area that will contribute to Tucson's overall economic vitality and community character. The *Rincon/Southeast Subregional Plan* reflects that high-intensity industrial and park industrial planned land uses respond to existing development patterns within or adjacent to the 1-10 corridor, including Tucson International Airport and Davis-Monthan Air Force Base.

CONCLUSION

The establishment of original City zoning for these ten parcels, translating from County RH and CI-2 to City RH and 1-2 zoning is supported by *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The *Major Streets and Routes Plan*, Arterial Street Route designation for Swan Road and Old Vail Connection Road will extend that portion of these roads lying within the annexation district. The request will also extend those portions of Airport Environ Zones (AEZ) and Environmental Resource Zone (ERZ) lying within the annexation district. Approval of the proposed translation Original City Zoning (OCZ) is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of RH and I-2 zoning.

Sincerely,



Linus Kafka
Zoning Examiner

ATTACHMENTS:

Case Location Map

Rezoning Case Map

cc: City of Tucson Mayor and Council

